

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING TITLE 22 OF THE SAN LUIS OBISPO  
COUNTY CODE, THE LAND USE ORDINANCE, CHAPTER 22.30.520  
RELATIVE TO RURAL RECREATION AND CAMPING

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1: Section 22.06.030 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

*See Attached Exhibit*

SECTION 2: Section 22.30.520 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

**22.30.520 - Rural Recreation and Camping**

- A. Camping.** Permanent organizational group camps sponsored by a church, youth group, corporation or other organization, or camping that is seasonal and incidental to an agricultural use, are subject to the following provisions. (Commercial campgrounds as principal uses are subject to Section 22.30.300 (RV Parks); temporary camps are subject to Chapter 8.64 of the County Code (Temporary Camps).
1. **Limitation on use.** Organizational camps are allowed ~~only~~ in the Agriculture, Rural Lands, Recreation, and Public Facilities categories. Organizational camps in the Agriculture category are allowed only if sponsored by a valid agricultural non-profit organization established as a 501(c)(3) or (c)(5) under the Federal Internal Revenue Code. Incidental camping is allowed ~~in the Agriculture category as well as where organizational camps are allowed~~ up to a maximum of 90 days per year.
  2. ~~**Permit requirements.** A Health Department permit shall be required in compliance with Chapter 8.62 of the County Code, in addition to the land use permit required by Section 22.06.030.~~
  3. ~~**Minimum site area.** As specified in Chapter 22.22 (Subdivision Design).~~
  4. ~~**Density.** To be set by the Review Authority where Conditional Use Permit or Minor Use Permit approval is required, to a maximum of one unit per acre, which is also to be the maximum density for incidental camping of less than 10 units.~~
  5. ~~**Setbacks.** All camping facilities and activities shall occur no closer than 1,000 feet from any property line or public road.~~

~~6. **Parking.** No improved parking is required for incidental camping, provided that sufficient usable area is available to accommodate all user vehicles entirely on-site. The parking requirement for organizational camps shall be determined by the Conditional Use Permit approval.~~

~~7. **Access.** All-weather access shall be provided to the site.~~

**2. Application contents.**

**a. Health Department.** A Health Department permit shall be required in compliance with Chapter 8 of the County Code, in addition to the land use permit required by Section 22.06.030. A clearance letter from the County Health Department shall be submitted with the permit application that identifies any facilities required to be provided for food preparation, water supply and sanitation.

**b. Fire Protection.** A fire safety clearance letter shall be submitted with the land use permit application that sets forth adequate fire safety measures for the proposed use. Facilities to be provided as required by the County Fire Department or applicable Fire Agency.

**c. Agriculture Commissioner's Office.** A clearance letter shall be submitted from the Agriculture Department, which verifies the camping will be incidental to an on agricultural use and will result in no detrimental effect upon the continuance or establishment of agricultural uses on surrounding properties. This could include mitigations to address potential impacts to surrounding agricultural operations including, but not limited to, road improvements.

**83. Allowed facilities.** Camps established in compliance with this Section may include the following facilities ~~in addition to tent camping areas~~, based on the type of camp:

**a. Organizational camps.** Cabins; meeting hall; swimming pool; permanent restroom facilities; accessory and storage buildings and tent / recreational vehicle sites.

**b. Incidental camping.** Water supply and portable restrooms only. Incidental camping uses may ~~also include spaces for~~ a maximum of ~~40~~ 20 tent sites or self-contained recreational vehicles sites, without utility hookup facilities.

~~9. **Sanitation.** Restroom facilities shall be provided as required by the Health Department.~~

~~10. **Required findings - incidental camping.** A land use permit for incidental camping shall be approved only where the Review Authority first finds that:~~

~~a. The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fibre; and~~

~~b. The proposed use will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.~~

**4. Design Standards.**

- a. Minimum site area.** For sites located in the Rural Land, Recreation and Public Facility categories the minimum site area shall be the minimum parcel size as specified in Chapter 22.22 (Subdivision Design). For sites located in the Agriculture category the minimum parcel size shall be 80 acres.
- b. Density.**

  - (1) Organizational camps.**

    - (a) Agriculture land use category.** One cabin bed, camping unit, tent space or recreational vehicle space per acre to a maximum of 40 units.
    - (b) Other land use categories.** To be set by the Review Authority, to a maximum of one unit per acre.
  - (2) Incidental Camping.** Incidental camping is allowed at the following densities to a maximum of 20 units

    - (a) Agriculture land use category.** One camping unit, tent space or recreational vehicle space per eight acres.
    - (b) Rural Lands land use category.** One camping unit, tent space or recreational vehicle space per five acres.
    - (c) Other land use categories.** One camping unit, tent space or recreational vehicle space per one acre.
- c. Setbacks.** All camping facilities and activities shall occur no closer than 1,000 feet from any property line or public road.
- d. Camp sites.** Each camping site is limited to 20 feet wide and a maximum size of 750 square feet in size. All camp sites and other facilities shall be clustered in a campus like setting. The area occupied by all structures and facilities established for camping (including all roads, parking areas, lodging and support facilities dedicated to the camping use) shall be limited to the greatest extent feasible.
- d. Parking.** Sufficient usable area shall be available to accommodate all user vehicles entirely on-site.
- e. Access.** Primary access shall be provided to the site from a minimum 18 foot road with all-weather surfacing. Secondary access shall be provided as required by the fire protection agency.

**5. Public hearing notice.** Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the site and to all property owners fronting any local roads that serve the site back to a county maintained road, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.

**6. Required findings.** A land use permit for organizational camps or incidental camping shall be approved only where the Review Authority first finds that:

a. The proposed use will not affect the continuing use of the site as a productive agricultural unit providing food or fibre; and

b. The proposed use will result in no detrimental effect upon the continuance or establishment of agricultural uses on surrounding properties.

**B. Dude ranches.** A dude ranch is a commercial transient guest occupancy facility incidental to a working ranch or farm, which may include common eating and drinking and recreation facilities subject to the provisions of this Subsection, provided that these facilities shall be used by lodging facility guests only, and not made available to the general public for day use.

**1. Limitation on use.** ~~Dude ranches are not to be established in a residential category.~~ Lodging facilities shall be rented only to guests which will also use the other dude ranch facilities. Dude ranch lodgings are not to be used for RV park or motel-type overnights. The minimum stay shall be three nights.

**2. Permit requirement.** ~~Conditional Use Permit approval.~~

**32. Application contents.**

a. **Project description.** To include a description of recreational facilities and activities to be offered, and an explanation of the relationship between the recreational use and continuing agricultural uses.

b. **Health Department.** A clearance letter from the County Health Department shall be submitted with the permit application that identifies any facilities required to be provided for food preparation, water supply and sanitation.

c. **Fire Protection.** A fire safety clearance letter shall be submitted with the land use permit application that sets forth adequate fire safety measures for the proposed use. Facilities to be provided as required by the County Fire Department or applicable Fire Agency.

d. **Agriculture Commissioner's Office.** A clearance letter shall be submitted from the Agriculture Department, which verifies the dude ranch is related to an on-site agricultural use and will not have a negative effect on the continuing use of the site for agriculture and will result in no effect upon the continuance or establishment of agricultural uses on surrounding properties.

3. **Allowed facilities.** Dude ranches may be authorized by the Commission to be attached, motel-type units, or detached cabins, provide that they include no cooking or eating facilities in the individual units. Individual units (including detached cabins) are limited to 400 square feet including bathroom. Common eating and drinking facilities are limited to 5,000 total square feet, including any kitchen facilities.

4. **Design Standards.**

a. **Minimum site area.** 160 640 acres, except where a proposed facility has obtained a recorded right of access and recorded easement for use of adjoining property for recreational purposes, the Commission may reduce the minimum site area as part of the Conditional Use Permit approval. Long term agricultural leases may be considered as applying toward the minimum site area.

5. ~~**Setbacks.** All facilities shall be located no closer than 500 feet from any property line or public road.~~

6. ~~**Coverage.** All facilities shall be clustered. The aggregate area occupied by all structures and facilities established for the dude ranch (including all roads, parking areas, lodging and support facilities dedicated to the dude ranch use) shall not exceed two percent of the total site area.~~

7. ~~**Lodging facilities.**~~

~~a. **Type of facilities allowed.** Dude ranch facilities may be authorized by the Commission to be attached, motel-type units or detached cabins, provided that they include no cooking or eating facilities.~~

~~b. **Occupancy.** Lodging facilities shall be rented only to guests which will also use other dude ranch facilities. Dude ranch lodgings are not to be used for RV park or motel-type overnights.~~

**cb. Density.** The density of guest lodgings shall be established by the Commission, with the total number of units to be based upon the capability of the ranching or farming activities to continue without interference from guest activities, provided that the maximum density of lodging facilities shall be no more than one guest unit for each ~~five~~ ten acres in the Agriculture and Rural Lands categoryies, and one guest unit per acre in other categories.

**c. Setbacks.** All facilities shall be located no closer than 500 feet from any property line or public road.

8. **d. Parking requirements.** To be set through Conditional Use Permit approval. Sufficient usable area shall be available to accommodate all user vehicles entirely on-site.

**e. Access.** Primary access shall be provided to the site from a minimum 18 foot road with all-weather surfacing. Secondary access shall be provided as required by the fire protection agency.

- f. Coverage.** All facilities shall be clustered. The aggregate area occupied by all structures and facilities established for the dude ranch (including all roads, parking areas, lodging and support facilities dedicated to the dude ranch use) shall not exceed two percent of the total site area.
- 5. Public hearing notice.** Public notice shall be provided to owners of property within a minimum of 1,000 feet of the exterior boundaries of the site and to all property owners fronting any local roads that serve the site back to a county maintained road, instead of in the manner normally required for public hearings by Section 22.70.060. Public notice may be required to be provided to properties greater than 1,000 feet away for certain applications at the discretion of the Director of Planning and Building.
- 96. Required findings.** A Conditional Use Permit for a dude ranch in the Agriculture land use category shall be approved only where the Commission makes the following findings in addition to those required by Section 22.62.060.C.4:
- a.** The proposed use is related, accessory and incidental to on-site agricultural production.
- ab.** The proposed use will not substantially affect the continuing use of the site as a productive agricultural unit providing food or fibre; and
- bc.** The proposed use will result in no substantially adverse effect upon the continuance or establishment of agricultural uses on surrounding properties.

SECTION 3. That the Board of Supervisors has considered the initial study prepared and conducted with respect to the matter described above. The Board of Supervisors has, as a result of its consideration, and the evidence presented at the hearings on said matter, determined that the proposed negative declaration as heretofore prepared and filed as a result of the said initial study, is appropriate, and has been prepared and is hereby approved in accordance with the California Environmental Quality Act and the County's regulations implementing said Act. The Board of Supervisors, in adopting this ordinance, has taken into account and reviewed and considered the information contained in the negative declaration approved for this project and all comments that were received during the public hearing process. On the basis of the Initial Study and any comments received, there is no substantial evidence that the adoption of this ordinance will have a significant effect on the environment.

SECTION 4. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 5: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Chairman of the Board of Supervisors,  
County of San Luis Obispo,  
State of California

ATTEST:

\_\_\_\_\_  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors  
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.  
County Counsel

By: \_\_\_\_\_  
Deputy County Counsel

Dated: \_\_\_\_\_